

155.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

685,600 / 685,600

685,600 / 685,600

685,600 / 685,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
213		WAVERLY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PARRIS PAMELA T/ TRUSTEE	
Owner 2: PARRIS FAMILY TRUST	
Owner 3:	

Street 1: 213 WAVERLY ST	
Street 2:	

Twn/Cty: ARLINGTON	
StProv: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: DELGADO HUGO E-ETAL -	
Owner 2: PERALTA CARMEN R -	

Street 1: 141 JASON ST	
Twn/Cty: ARLINGTON	
StProv: MA	Cntry:

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Aluminum Exterior and 2085 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units
	Depth / PriceUnits
	Sq. Ft.
	Site
	0

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
101	6000.000	265,600		420,000	685,600		
Total Card	0.138	265,600		420,000	685,600		
Total Parcel	0.138	265,600		420,000	685,600	Entered Lot Size	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	328.89	/Parcel: 328.8	Total Land:	
						Land Unit Type:	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID	155.0-0004-0001.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,600	0	6,000.	420,000	685,600	685,600	Year End Roll	12/18/2019
2019	101	FV	221,500	0	6,000.	420,000	641,500	641,500	Year End Roll	1/3/2019
2018	101	FV	221,500	0	6,000.	354,000	575,500	575,500	Year End Roll	12/20/2017
2017	101	FV	221,500	0	6,000.	324,000	545,500	545,500	Year End Roll	1/3/2017
2016	101	FV	221,500	0	6,000.	276,000	497,500	497,500	Year End	1/4/2016
2015	101	FV	208,100	0	6,000.	240,000	448,100	448,100	Year End Roll	12/11/2014
2014	101	FV	208,100	0	6,000.	222,000	430,100	430,100	Year End Roll	12/16/2013
2013	101	FV	208,100	0	6,000.	211,200	419,300	419,300		12/13/2012

SALES INFORMATION

SALES INFORMATION						TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
DELGADO HUGO E-	71960-180	1	12/3/2018		711,720	No	No				
	20400-315		2/1/1990		228,000	No	No	Y			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2013	726	Re-Roof	10,436	C				
12/17/2004	1192	Manual	3,000					install rubber roo

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
6/30/2018	MEAS&NOTICE	HS	Hanne S
2/6/2018	Mail Update	EMK	Ellen K
4/30/2014	External Ins	PC	PHIL C
12/15/2008	Measured	345	PATRIOT
12/14/1999	Inspected	243	PATRIOT
11/24/1999	Measured	270	PATRIOT
2/1/1991		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA		



EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH						
Type:	5 - Cape		Full Bath:	2	Rating:	Average												
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:	Rating:														
(Liv) Units:	1	Total:	1	3/4 Bath:	Rating:													
Foundation:	1 - Concrete		A 3QBth:	Rating:														
Frame:	1 - Wood		1/2 Bath:	Rating:														
Prime Wall:	3 - Aluminum		A HBth:	Rating:														
Sec Wall:	8 - Brick Veneer	10 %	OthrFix:	Rating:														
Roof Struct:	1 - Gable		OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating: Average													
Color:	YELLOW W/ RED BRIC		A Kits:	Rating:														
View / Desir:			Fpl:	2	Rating: Average													
GENERAL INFORMATION						WSFlue:	Rating:											
Grade:	C - Average		CONDOS INFORMATION															
Year Blt:	1936	Eff Yr Blt:	Location:															
Alt LUC:			Total Units:															
Jurisdct:			Floor:															
Const Mod:			% Own:															
Lump Sum Adj:			Name:															
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN			
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31.	%	Exterior:	No Unit			RMS	BRS	FL					
Prim Int Wall:	2 - Plaster		Functional:				Interior:	1			7	4	M					
Sec Int Wall:		%	Economic:				Additions:											
Partition:	T - Typical		Special:				Kitchen:											
Prim Floors:	3 - Hardwood		Override:				Baths:											
Sec Floors:		%	Total:	31	%		Plumbing:											
Bsmnt Flr:	12 - Concrete						Electric:											
Subfloor:							Heating:											
Bsmnt Gar:	1						General:											
Electric:	3 - Typical						Totals	1	7	4								
Insulation:	2 - Typical																	
Int vs Ext:	S																	
Heat Fuel:	2 - Gas																	
Heat Type:	1 - Forced H/Air																	
# Heat Sys:	1																	
% Heated:	100		% AC:															
Solar HW:	NO		Central Vac:	NO														
% Com Wall:			% Sprinkled:															
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:				
SPEC FEATURES/YARD ITEMS												PARCEL ID			155.0-0004-0001.0			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:				Total:									

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals RMS: 7 BRs: 4 Baths: 2 HB

SKETCH

23

14 WDK (322)

5 BMT 12 (60) 4 7 FFL BMT (77) 11 EFP BMT 9 (84) 3 12 13 FFL BMT (32) 11 12 3 4 16 3 1 EFP BMT (28) 8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,199	51.910	62,245	BMT	100	RRM	40	A	
FFL	First Floor	1,055	137.340	144,892						
WDK	Deck	322	9.130	2,941						
TQS	3/4 Story	300	137.340	41,202						
HST	Half Story	250	137.340	34,335						
EFP	Enclos Porch	112	51.680	5,788						
Net Sketched Area: 3,238 Total: 291,403										
Size Ad	1605	Gross Are	3588	FinArea	2085					

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc